BOARD OF DIRECTORS MANUAL

CATEGORY:	FINANCE	NUMBER: III-010
ISSUED BY:	FACILITIES AND CAMPUS DEVELOPMENT COMMITTEE	
APPROVED BY:	BOARD OF DIRECTORS	PAGE: 1 of 2
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USE AND DISPOSITION OF REAL PROPERTY

Purpose:

This policy ensures any use of land held by Northumberland Hills Hospital (NHH) will be subject to a set of priorities that support long-term hospital services and/or complementary health services where Ministry of Health (MOH) capital participation may be available. Land not required for these applications may be leased or sold when contracted conditions ensure the safe and quiet enjoyment of the hospital.

Policy:

Real property held under title by the Northumberland Hills Hospital shall be subject to the following applications in descending order of priority:

1. Expansion of the existing hospital building and associated land uses (e.g., parking expansion) to accommodate growth of program services;

2. Development of NHH operated, complementary facilities required to support programs funded by MOH; administrative support needs; programs in support of attracting or retaining medical practitioners; and, having a useful life of not less than 20 years;

3. Sale or lease of land to third party operators whose services complement those offered by the hospital.

Procedure:

1. Use of land must be consistent with the NHH Strategic Plan.

2. Recommendations for all uses of land must be reviewed by the Facilities and Campus Development Committee prior to presentation to the Board.

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3. Land use involving Priority 1 or 2 above must be supported by appropriate professional endorsements. Funds for developing these endorsements must be approved by the Board.

4. All use of lands must meet zoning and municipal requirements.

Definitions:
Real Property is:

- Any property that is attached directly to land, as well as land itself. Real property not only includes buildings and other structures, but also rights and interests. Real property can be either rental or residential.

References:

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October 2007
November 2008
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